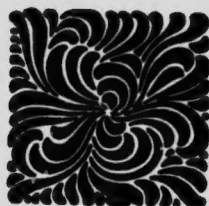


Grand Trunk Land Co.
From

— WAITING —

**BRITISH COLUMBIA'S
INLAND EMPIRE**



GRAND TRUNK LANDS CO.
SUITE 12, WINCH BUILDING
VANCOUVER, B. C.

GRAND TRUNK LANDS CO.

S.R. Mac Clinton
MANAGER

J.F. Bledsoe
SECRETARY



"THE START"



"THE LAND"

THE LAST
GREAT
WEST
WILL NOT
WAIT LONG
FOR THE MAN
WHO HESITATES



"GETTING RESULTS"

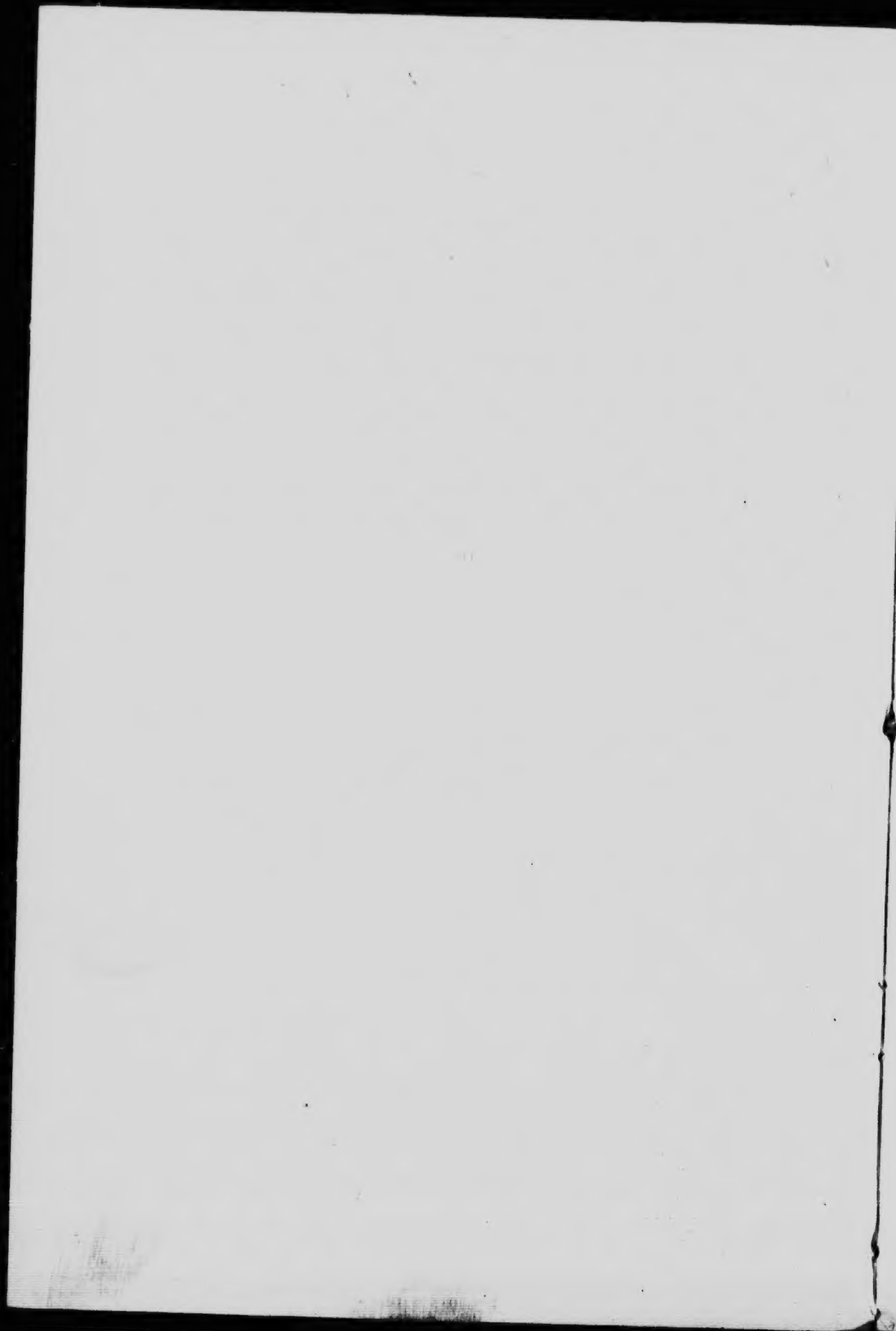
We Offer expert Aid to Investors or Intending
Settlers in securing the Best Land in British Columbia

ADDRESS
GRAND TRUNK LANDS CO.

SUITE 12 WINCH ELDG. VANCOUVER, B.C.

YOUR SHARE
MAY BE
HAD TO-DAY
TO-MORROW
THE OTHER
MAN
MAY HAVE IT

AMERICAN
EXPRESS



POETRY vs. FACTS

Some years ago a man made a trip through British Columbia on the Canadian Pacific Railway.

He needed a haircut, so he thought he was a poet. In writing about his trip he had to live up to his long hair and so he referred to British Columbia as a "Sea of Mountains," forgetting that the Canadian Pacific Railway followed the line of least resistance to the coast and avoided the big valleys north and south of that line.

"Sea of Mountains" sounded well. It was used for years by subsequent poetical pilgrims.

It might have been poetical. It was not a fact. Let us tell you some facts about British Columbia.

Numerous valleys in the central portion of the Province of British Columbia, long neglected owing to the lack of adequate transportation facilities, are now, with the building of the Grand Trunk Pacific and other railroads, being opened for settlement.

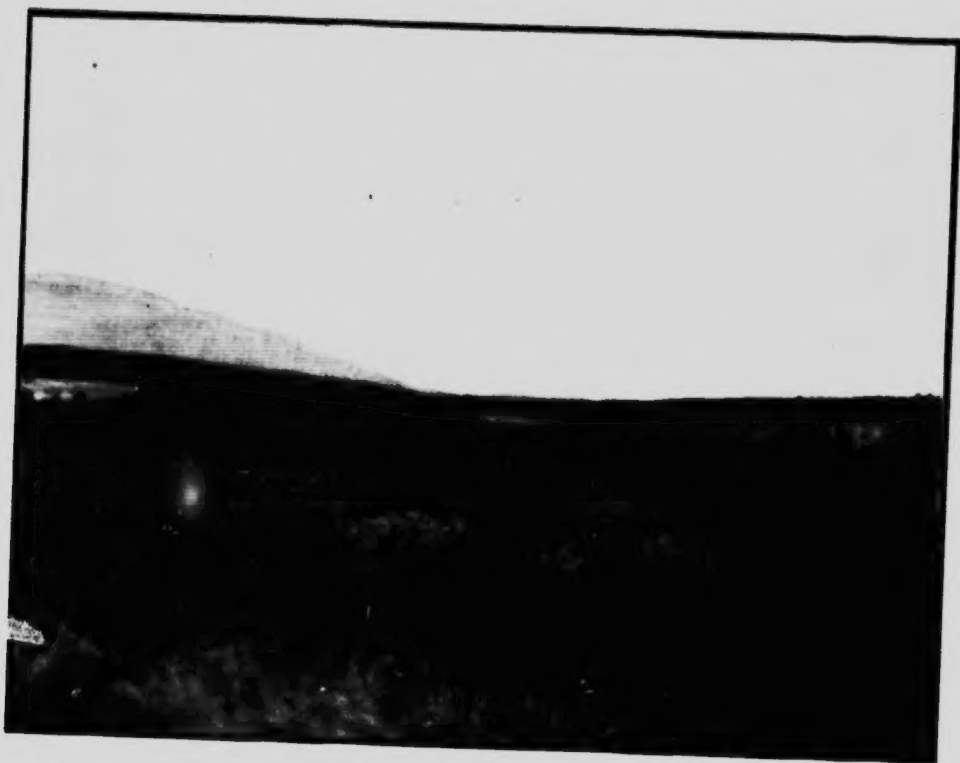
A climate well adapted for the maturing of the entire range of farm products common to the temperate zone; soil rich and deep, new and strong; land, a long succession of natural meadows, poplar bottoms and low foothills lightly timbered, where timbered at all. Such is a description in a general way common to the majority of these valleys. It applies with particular force to the sections which are being handled by the Grand Trunk Lands Company.

Land along the Fraser River, and in the heart of these valleys, within reach of the various lines of the railroads where they pass from one to another of these rich sections, is destined to command attention both from the standpoint of the speculator and the settler. If of good quality, the present values of these lands are bound to advance sharply as the building of these railroads progresses.

YOU CAN GET THIS LAND

The Grand Trunk Lands Company is in a position to secure such holdings for its clients. A member of the firm, with a wide knowledge of Western conditions, and a long experience in British Columbia, has visited from time to time the interior sections and made a general inspection of the lands now being handled by the Company. Our plans are being carried out in the various parts of the Province by men of the best training and long experience. Our knowledge is at first hand and definite.

The rush to settle up this part of the West is already under way and by next summer will be in full swing. It is the last Great West. When



THE BIG BAR COUNTRY, LILLOOET, B. C.

this land is gone there is no more. The North-West, once settled up, will mark the end of this crusade to get back to the land, so far as new territory is concerned. In the building of this last and greatest West, vast fortunes will be made. The majority of them will be made out of securing these wild lands, and holding them for the short time necessary to turn them over to the settlers, soon to swarm from the East to the West in search of a field which affords wider scope and greater opportunities along every line of human effort.

It was with a full appreciation of all these things that the Grand Trunk Lands Company has taken steps to be the first in the field to secure these lands direct from the Government, at the lowest cost and under such conditions and surroundings as to make certain and big profits for those who are willing to combine with us in the holdings now offered.

THE LAW AS TO LAND

It may be pointed out that the Land Act of British Columbia is so framed that of these lands that may be acquired by purchase without residential restrictions, only 640 acres can be secured by one person. The Grand Trunk Lands Company undertakes contracts for the securing of this land in such a manner as to require them to stake in the individual names, either furnished by themselves or supplied by their clients, and to do the necessary advertising and gazetting of each individual section. (See



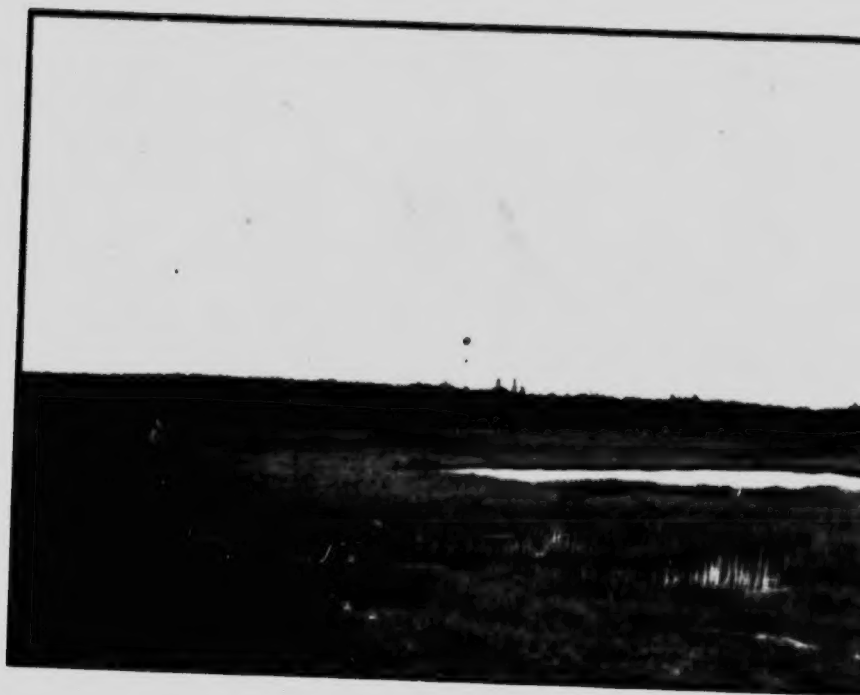
THE BRAVER DAM COUNTRY, CENTRAL B. C.

Contract). When this is done it is necessary to deposit with the Government the sum of 50c an acre for the land required, together with an application for an order for survey. If the Government accepts this payment, and issues the order for survey, it is then the duty of the Company to proceed with the completion of said survey. This leaves the client in the position of having established an equity in the land and having complied with all the legal formalities, with the exception of the payment of the balance of \$2.00 per acre due to the Government, on which a charge of 6% per annum will be made on deferred payments, pending the issuing of the final Crown Grant.

It will be observed that this plan enables the client to secure land at practically first cost from the Government, and he gets the benefit of whatever difference in value there may be between the land so acquired and that held by private individuals. The difference in most cases amounts to from \$6.00 to \$10.00 per acre.

IN THE LILLOOET DISTRICT

For some time past the Grand Trunk Lands Company has been engaged in securing for its clients various holdings in what is known as the Lillooet District of the Province of British Columbia, and as a result of their efforts have now in various parts of this portion of the Province about two hundred and fifty sections of 640 acres each of the very best selected



SOUTH-WEST END OF GREEN

land that can be found in the central part of British Columbia. The accompanying photographs will give some idea of the general nature of the land staked by the Company, and it is particularly to be noted that as they were the first in the field there was no necessity or inducement for them to do other than to select the very best land available for their operations. Also, as a great portion of the land secured by them will be again placed in their hands for re-sale, and as this is where they expect to make their money, they have used the very greatest care, and have employed only the most efficient and reliable men in the field.

Immediately following the staking of this land, the British Columbia Government put a general reserve on the major portion of this part of the Province, and the result is that only through the Grand Trunk Lands Company can any considerable block of this territory be secured.

AN ASSURED FUTURE

In the past the chief industry of this district has been the raising of beef cattle, for which there is a good market in the interior and coast cities. The climate is unexcelled anywhere for dairying, and with very little effort a sufficient amount of food can be provided for the successful carrying on of this class of business. Of late, however, it has been more and more successfully demonstrated that a very large part of this land is too valuable to be handled in this way. All experiments conducted along the line of general mixed farming have resulted so favorably that the future of this part of the Province is assured along these lines. Where the altitude per-



P GREEN LAKE, LILLOOET COUNTRY, B. C.

mits, that is, at points under 3,000 feet, fruit raising in the way of hardy apples, small fruits, &c., has proved very successful. There is very little doubt, therefore, but that the future of this portion of the country will be worked out along the lines of intensified farming.

In most places the soil is a fine, rich, sandy loam, well adapted to the growth of cereals, beans, potatoes, alfalfa, clover and general farm products. A glance at the official report on Agriculture issued by the Provincial Government will show a very wide range of adaptability in the way of mixed farming, and also that a number of fruit growing experiments have proved very successful. In many of the valleys irrigation is not required for the successful production of crops, as there is surface irrigation, or seepage quite sufficient for the ordinary farm products, but on the benches irrigation is generally required, and for this purpose there is an ample supply of water available on the lands in question. Numerous streams and small lakes are interspersed all over the territory in question, and on none of the lands is the irrigation problem very difficult or expensive in solution.

A FEW STATISTICS

On the west side of the Fraser River, where the Company has secured some choice sections, and where the elevation in no instance reaches anywhere near that which is placed as the fruit limit, it will nearly all be adapted for fruit raising. On Gaspard Creek and the Chilcoten, ranches are already established. The "Gang Ranch" is a large ranch, and will

give you a good idea of the value placed on land and ranches here, as they are holding this at a million and a half dollars. Cattle, in the country in which the Company is operating, remained out all last winter without feed, and horses always winter out without any assistance. However, there are seasons when it is very necessary to feed cattle some. Consequently, the farmers put up a little hay to tide their stock over the bad winters.

It may be interesting to note a few elevations taken from various authorities, and confirmed by our own observation. Clinton may be taken as a starting point. The record here ranges from 2,950 to 3,000 feet. In the Bonaparte Valley the Mound has an altitude of about 2,150 feet. Bridge Creek and Lake La Hache 1,800 feet. Seven miles from Clinton is Sauls, near which place several thousand acres of the land is located—here there is a fall of 800 feet. In this valley good marketable grain can be grown, also a good quality of apples. Oats, barley, turnips, clover, red-top, potatoes, and the general run of hardy vegetables thrive in the Bonaparte Valley.

Around Canin Lake the land is fertile, and the ordinary field crops are successfully grown. The altitude of this section is between 2,000 and 2,500 feet, and there is very little doubt but that fruit of the hardier varieties can be grown in this part without any danger of losing the orchards.

IN THE CLEARWATER

The same condition exists at Clearwater where the Company has land which lies along the reserve recently put on, and which will be on the line of the Grand Trunk Pacific Railway, the preliminary surveys of which have already been made. The elevation in this beautiful valley is only about 1,700 feet, and will be ideal for fruit raising. All the fruits which can be raised at Kamloops may be successfully raised in this section. The climate is delightful, although, of course, like all semi-dry countries, there is something of the two extremes, but while it gets as warm as 80 to 90 in the summer, it seldom gets more than 10 below zero during the winter months, and that only for a short time. The snow fall is very light, but during the summer there is quite sufficient moisture to ensure good crops, as well as fruit. The soil consists of a clay sub-soil, with about three to five feet of vegetable mould on top, which is excellent for all kinds of crops. Of the land staked, about 25% will be prairie, the balance lightly timbered, except in some cases where there is quite a nice quantity of merchantable cedar which will pay for clearing. The ground is comparatively level, with just enough slope to afford good drainage. There is no stone in it, except perhaps in one or two sections, and this very little.

NATURAL CONDITIONS

The land staked generally consists of a series of natural meadows and willow bottoms interspersed by tracts of second growth poplar and open bench land. In a small portion of this class of country are small ridges carrying evergreens, such as black pine, fir and balsam. The clearing, where clearing is necessary, is very light as compared with coast conditions, and in many instances all that is necessary to prepare the land for culti-



NORTH BONAPARTE, CENTRAL B. C.

vation is the burning over of the old dead grass and the clearing out of a comparatively small amount of dead fallen wood.

A glance at the sketch map supplied herewith will give a better idea of the relative locations of the various tracts of land held by the Company for its clients than any amount of descriptive matter.

In conclusion, it will, perhaps, for the present, be sufficient to state that there is no part of British Columbia more favorably endowed with natural agricultural resources, and when to this is added the provisions for adequate railway transportation in the near future by means of various railways, either building or projected, it will be realized what a particularly attractive proposition is presented in these holdings.

OUR ARRANGEMENT

Our arrangement is as follows:—The Government, as we have said, allows each person to purchase only 640 acres of land at prices ranging according to classification. We are acting as the agents for our clients in the staking, advertising, and surveying of these lands. By combining our efforts and having large blocks of land to handle at one time, we can reduce these charges below what any individual, acting for himself, could do the same work for. Yet the land so secured is not tied up in any way, and is from first to last the personal property of the individual in whose name it

is staked by us. The Crown Grant issues in this name, and the money for our fees for the staking, advertising and surveying is returnable to our clients until all the documents are presented to prove that we have performed our part of the work correctly and to the last detail.

The charge made by the Grand Trunk Lands Company for this staking, advertising, gazetting and surveying is One dollar and fifty cents per acre. The Government charges for the land will be Two and one-half dollars per acre, making the total cost to secure the Crown Grant of the land four dollars per acre. Land in this section to which the Crown Grants have already been issued, is selling for from eight to fifteen dollars per acre right now. These prices will advance as the railroads now projected and, in some cases, well under way by construction from both East and West, approach those portions of the Province in which the Grand Trunk Lands Company is operating. The Government has already retired much of this land from the direct purchase class, and no doubt much more will follow in the near future.

The Peace River Country

Ranging through the North and to the East, we have what is known as the Peace River Country, a brief description of which may be of interest, as there is no doubt that this part of Western Canada is destined within the next few years to receive very considerable attention at the hands of those who are looking for new homes in this last Great West. The Grand Trunk Lands Company has had a party of land experts in this part of the country for the past two years, and has gathered first-hand information as to this splendid section of the Canadian West, a few words about which may be of interest.

From the confluence of the Parsnip and Findlay Rivers, which meet to form the Peace River, on the west side of the Rocky Mountains, to where the Peace empties into Slave River, near Lake Athabasca, is about 600 miles, in a straight line, but is probably near 1,000 miles following the bends of the river. Consequently "The Peace River Country" is a very indefinite term, and embraces a very considerable diversity as to the natural characteristics, and it is impossible to give any description which will fit accurately or even approximately, all parts of the enormous territory drained by the Peace River.

CLIMATIC CONDITIONS

It is known that in many sections of that territory the soil and climatic conditions are entirely favorable for ordinary agriculture. Notwithstanding its high latitude, the winters are much the same as prevail at Edmonton, and are neither so long nor so severe as in regions far to the south, in Manitoba, Saskatchewan, North Dakota, Minnesota and Montana.



NORTH OF CLINTON, B. C.

At present, agricultural operations are being successfully carried on over limited areas in three widely separated settlements. Other areas are equally suitable for agriculture. It is known that nearly the whole country, where not too heavily timbered, is suitable for stock raising, natural pasture, wild hay and water being plentiful.

At Fort Vermillion, in a straight line some 400 miles almost due north of Edmonton, high grade wheat, and other products common to Western Canada, have been grown eminently successfully for at least 20 years past. There are three flour mills there, one of which is a thoroughly modern, well-equipped electric lighted, roller process mill.

Some 200 miles up the river, and considerably nearer Edmonton, is Peace River Landing, where there is a small settlement carrying on agricultural operations very successfully.

The wheat raised in both these settlements usually sells at good figures and is used for local consumption, or is sent as flour down the Peace River, for the consumption of the Indians, trappers, traders, mission stations and North-West Mounted Police posts scattered along the great northern waterways right down to Fort McPherson at the mouth of the Mackenzie, within the Arctic Circle. The present production is insufficient to supply that market, and large quantities of flour are taken north each season from Edmonton.

About 100 miles above—that is, west of—Peace River Landing, is Fort Dunvegan, and 75 miles or so south of Dunvegan is the Grand Prairie Settlement, into which a number of families have gone during the last year or two. This is an excellent country, either for stock or agriculture, and excellent crops of grain and all kinds of garden produce are raised. Owing to the absence of milling facilities wheat is as yet grown in a very limited way.

TRANSPORTATION AT HAND

Undoubtedly, railways will soon be built into some of the rich Peace River country, and from present indications it would appear that a line from Fort George or some point further east on the Grand Trunk Pacific, running through what is known as the McLeod Lake country, thence through the South Pine Pass into the Peace River, will become the earliest and best solution of this problem, from the central British Columbia standpoint. It is understood that such a line is already under contemplation. That other railways do not propose to be shut out of this favored region is shown by the announcement that Premier Sifton for the Government of Alberta has signed plans for the first 100 miles of the Pincher Creek, Cardston & Montana Railroad, which will run from the international boundary line to the Peace River Landing, 700 miles north. New York capital is building the railway. The long wait for adequate transportation is almost over. The rush will follow very fast.

Given transportation, there is no part of Canada more worthy of close inspection on behalf of the prospective settler.

Let us take this matter of British Columbia lands up with you before it is too late. A glance at our contract, a copy of which is printed herewith, will show just how we transact business.

THE TIME IS NOW.

Address all communications to the

GRAND TRUNK LANDS COMPANY

Suite 12, Winch Building

VANCOUVER, B. C.

Memorandum of Agreement

made this

day of

Between THE GRAND TRUNK LANDS COMPANY of the City of Vancouver, British Columbia,
hereinafter called the **VENDOR** of the first part
AND

of the same place, hereinafter called the **PURCHASER** of the second part.

Whereas the **VENDOR** is about to stake land as provided by the Land Act in the Province of British Columbia, in the _____ District, and has agreed with the **PURCHASER** to stake, advertise and survey said land for him for and in consideration of the terms hereinafter set forth:

Now Therefore This Agreement Witnesseth

- 1.—The said **VENDOR** agrees to stake as provided by the Land Act, in the name of the **PURCHASER** and as soon as can conveniently be done after the execution of this AGREEMENT, _____ acres, more or less of land in the _____ District, Province of British Columbia
 - 2.—The **VENDOR** further **COVENANTS**, promises and agrees to advertise the land so staked by him in the name of the **PURCHASER** as provided for by the said Act, and to pay all the charges and expenses in connection with said advertising, and have the necessary surveying of said land done as required by said Act, and to pay all costs and charges of said surveying
 - 3.—In consideration of the premises, and of the staking, advertising and surveying by the said **VENDOR** as aforesaid, the said **PURCHASER** **COVENANTS** promises and agrees to pay the said **VENDOR** the sum of _____ for every acre of land staked and advertised in his name and surveyed by the said **VENDOR**
 - 4.—It is understood and agreed by and between the parties hereto that the money to be paid to the said **VENDOR** under this AGREEMENT shall be at the rate of 10% on the signing of this agreement and \$50.00 per month, payable monthly and any balance remaining unpaid, shall become due, and be paid to the said **VENDOR** when he produces satisfactory proof that all the necessary staking, advertising and surveying in connection with the said land, as provided by the Land Act, has been done and performed
 - 5.—It is understood and agreed that the **VENDOR** **COVENANTS** promises and agrees to use all reasonable diligence in carrying out his **COVENANTS** and in event of said **VENDOR** being unable to so carry out his **COVENANTS** within a reasonable time from the date hereof, any and all monies deposited under the terms of this AGREEMENT shall be returned to the **PURCHASER**
 - 6.—It is understood and agreed that the condition of the Lands, its surroundings and extent shall be taken into consideration, and the said **VENDOR** shall be the sole judge of the land deemed advisable to be staked, advertised and surveyed as aforesaid, and its location within the bounds first mentioned in this AGREEMENT and the decision of the **VENDOR** regarding these matters shall be final and binding.
- In Witness Whereof the parties hereto have hereunto set their hands and seals the day and year first above written.

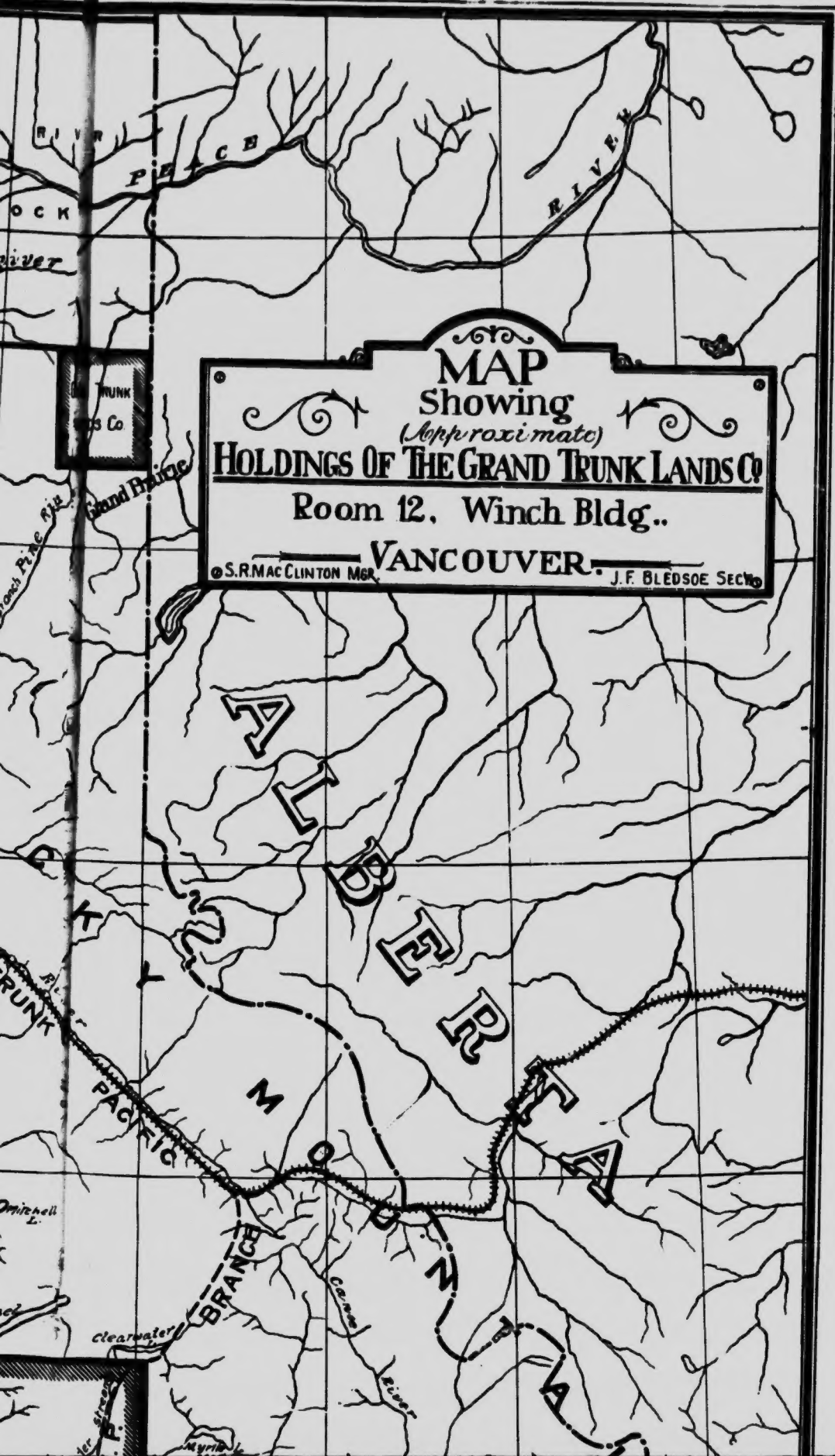
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

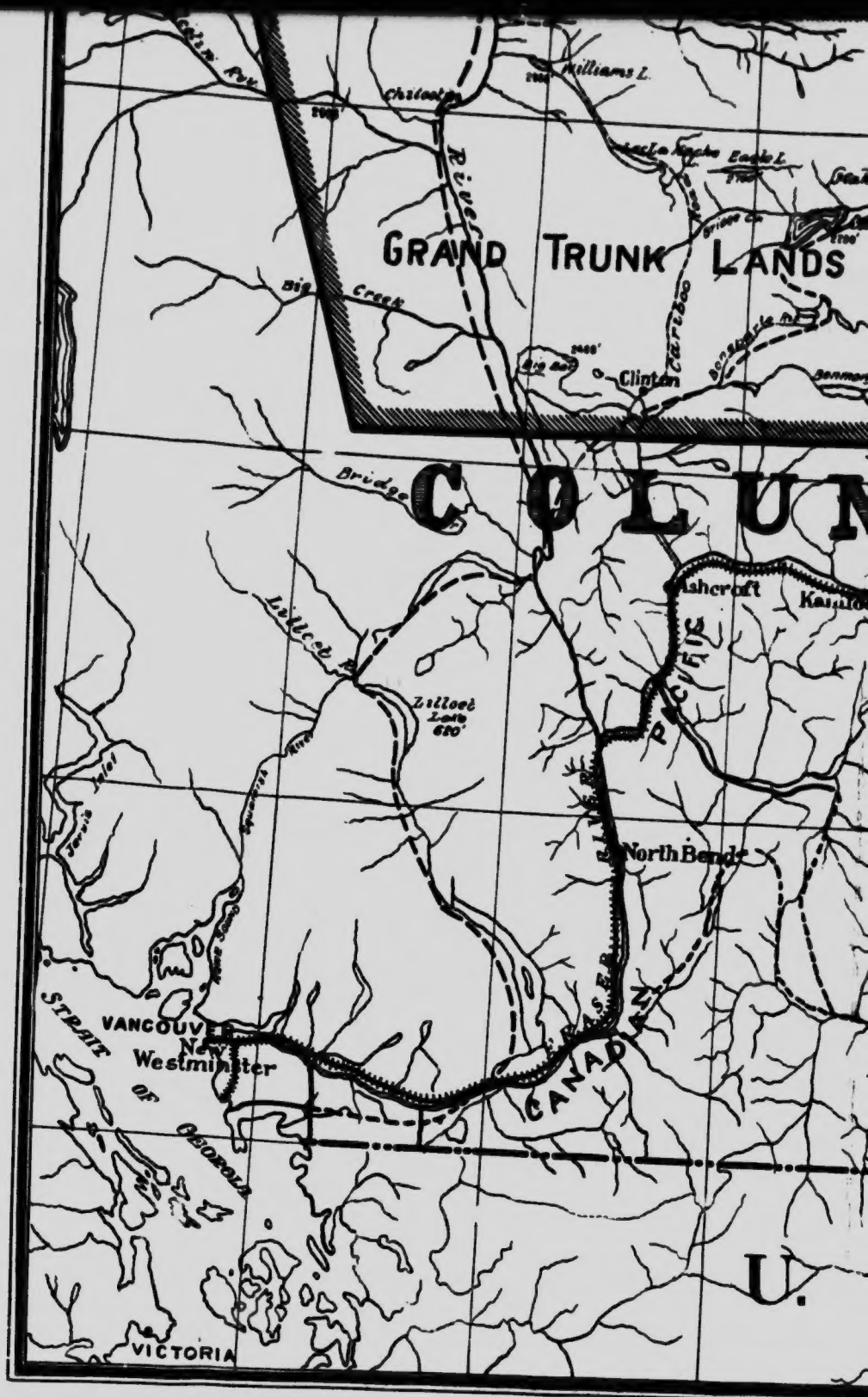
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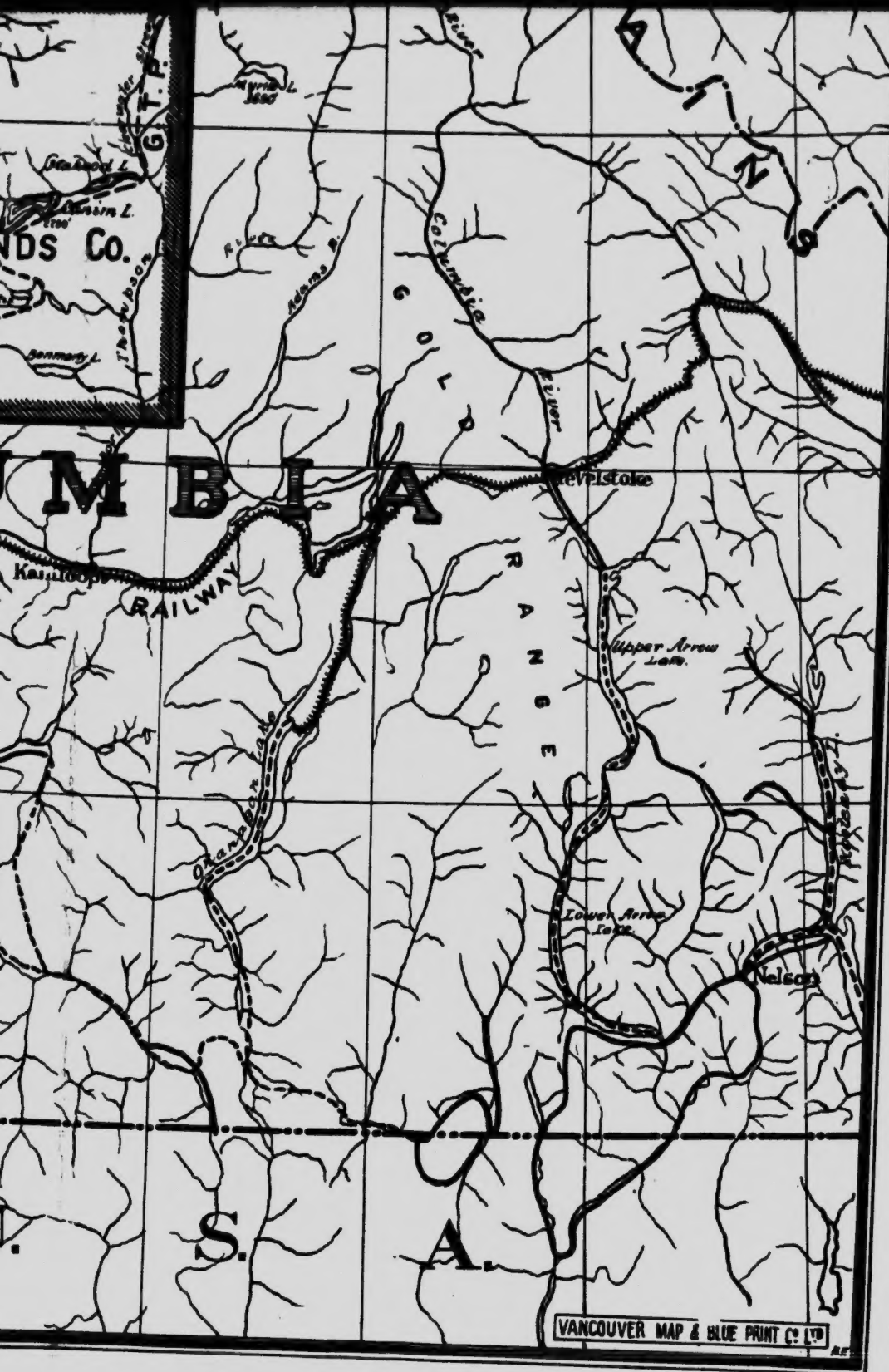
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VANCOUVER MAP & BLUE PRINT CO. LTD.